

44-125-1

#1829

WARRANTY DEED

NO TRANSFER
TAX PAID

Know All Men By These Presents

044700

That We, Lionel R. Giguere and Henriette G. Giguere of Waterville in the County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Lionel R. Giguere of Waterville in the County of Kennebec and State of Maine, and whose mailing address is 11 School Street, Waterville, ME 04901, the receipt of whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY with Warranty Covenants, unto the said Lionel R. Giguere, his heirs and assigns forever.

A certain lot or parcel of land with buildings and improvements thereon commonly known as 13 School Street, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the northerly line of School Street 46.55 feet westerly of a stone bound set in the southwesterly corner of land formerly of Carroll N. Perkins, measuring in said northerly line of said School Street; thence easterly along the center line of a concrete walk and said center line extended to a point in the southerly line of land of or formerly of John D. Reed 43.30 feet westerly of the southeasterly corner of land of said Reed; thence westerly along the southerly line of said land of said Reed 51.00 feet to land formerly of R.W. Pray; thence southerly along the easterly line of land formerly of R.W. Pray 98.40 feet to the northerly line of said School Street; thence easterly along the northerly line of said School Street 48.32 to the point of beginning.

Also a right of way over a strip of land three and one-half (3 1/2) feet wide lying next easterly of the land hereby conveyed and extending from the northerly line of said School Street to the southerly line of land of said Reed to be used by the Grantee, his heirs, devisees and assigns in connection with the premises hereby conveyed and in common with the Ten Associates, its successors and assigns.

Excepting and reserving, however, to the Ten Associates, its successors or assigns from the above grant a right of way over a strip of land three and one-half (3 1/2) feet wide lying next westerly of the easterly line of the above granted premises and extending from the northerly line of School Street to the southerly line of land of the said Reed, the same to be used by the Ten Associates, its successors and assigns in common with the said

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Grantee, and in connection with the land lying next easterly of the above described premises.

Meaning and intending, and hereby conveying all the same real estate conveyed by Milton F. Kent to Lionel R. Giguere and Henriette G. Giguere by deed dated October 2, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1686, Page 42.

IN WITNESS WHEREOF, We, Lionel R. Giguere and Henriette G. Giguere, the said Grantors have hereunto set our hands and seals this 6th day of December, 1993.

Signed Sealed and Delivered
in the presence of

William P. Dubord
Witness

William P. Dubord
Witness

Lionel R. Giguere
Lionel R. Giguere

Henriette G. Giguere
Henriette G. Giguere

STATE OF MAINE
County of Kennebec, ss.

December 6, 1993.

Personally appeared before me on the day and year aforesaid the above-named Lionel R. Giguere and Henriette G. Giguere and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord
Notary Public

Printed name: WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission Expires 6/28/94

My comm. exp:

RECEIVED KENNEBEC SS.

1993 DEC -8 AM 9:00

ATTEST: Henriette G. Giguere
REGISTER OF DEEDS